

MINUTES
CITY OF SENOIA
PLANNING COMMISSION – Work Session
505 HOWARD ROAD
February 1, 2023
6:00 p.m.

1. WELCOME VISITORS/CALL TO ORDER

Commissioners Present: Commissioners, Allison Garrett, Cam Williams, and Jordan Krabel

- Open Meeting Declaration – Chairman Williams gave opening meeting declarations and welcomed visitors.
- Cam Williams led the Pledge of Allegiance.

2. OLD BUSINESS

- None

3. PUBLIC HEARINGS

- Commissioner Williams announced the opening of public hearing but having none on the agenda, the public hearing section was closed.

4. NEW BUSINESS

Commission Williams acknowledge the **1st item of new business (Tinsley Commercial Rezoning Application)** and asked if the Applicant was present. No representative was present for the applicant Commissioner Williams acknowledge Curtis Hindman for presentation of the staff report.

- Tinsley Commercial Rezoning Application (R40C – GC)
 - Curtis Hindman delivered the staff report and power point presentation.
 - Commissioners discussed the merits of the application openly.
 - **Question** – stormwater where is it proposed, and it is treated differently for commercial and residential? – no it is the same for both and if the commercial lots could not be detained in these locations, then they will have to provide onsite detention for the individual commercial tracts.
 - There is an existing golf cart path through Cumberland connecting to downtown and this development will connect to the golf cart paths in place today.
 - **Question** – How will tract 1 and 4 be accessed? It will have to be Interparcel access as there will only be one connection to Hwy 16.
 - **Question** – Will there be buffers between the residential and commercial? – they have a 50-foot buffer shown on the back of the commercial lots but not against Fieldstone where lot 1 abuts residential.

Commission Williams acknowledged the **2nd item of new business (Tinsley Residential Rezoning Application)** and asked if the Applicant was present. No representative was present for the applicant, therefore Curtis Hindman delivered the presentation of the staff report.

- Tinsley Estates Residential Rezoning Application (R40C-R25C)
 - Curtis Hindman delivered the staff report and power point presentation.
 - Commissioners discussed the merits of the application openly.
 - Applicant or representative not present.
 - **Question** – Cam asked what the comprehensive plan says about future residential growth of Senoia in terms of total numbers. Jeff Fisher pointed out the plan is less specific and does not define numbers but rather style, type, size, location, and nature of residential development.
 - **Question** – Jordan asked if staff has anything in mind from the comp plan that may allow the developer to achieve a higher density over 0.9 units/acre – staff replied nothing specific, and this was added to make the commissions aware of option.
 - **Question** – Why is applicant requesting the R25C versus keeping the R40C? the application did reference the transition between residential and commercial.

Commission Williams acknowledge the **3rd item of new business (Tinsley Mixed Use Gas Station Conditional Use Application)** Curtis Hindman delivered the presentation of the staff report.

- Tinsley Mixed Use Development- Gas Station Condition Use application
 - Curtis Hindman delivered the staff report and power point presentation.
 - Commissioners discussed the merits of the application openly.
 - Applicant present - representative (Richard Ferry) – last time he was here he submitted the preliminary plat for the commercial outparcels. Development plans are finished and will be submitted to the City in Feb of 2023. **The name of the development will be Senoia Gateway.** Richard discussed the status of driveways on the proposed development. He assured commissioners that the development will comply with all overlay restrictions. This gas station will have safer and better access than either of the two existing gas stations in this area today.
 - **Question** – Cam what are the setbacks from the back of the building to the adjacent road? Richard clarified that the back property line will be the center of the shared drive and this gas station will meet all the setbacks.
 - **Question** – Jordan - is there a drive thru. Richard said no.
- Gas Station Ordinance
 - Curtis Hindman delivered the staff report and power point presentation.
 - Commissioners discussed the merits of the ordinance.
 - Questions – will this be a use or zoning classification? Curtis clarified it will be restrictions for this use.
 - Discussion of items to consider: adding electric charging stations minimum of 1 or a percentage of pumps, screening of dumpster, landscaping requirements in general, lighting, min or max pumps, to remove restriction on number of stations at given intersections and keep separation between

facilities, overlay requirements including architectural and landscaping standards should be required for all service stations.

5. ANNOUNCEMENTS

- None

6. ADJOURN

Motion to adjourn made by C. Garrett and 2nd by J. Krabel. Motion carried.